

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/76-78 Mahoneys Road, Forest Hill Vic 3131

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$912,800

Property Type Unit

Suburb Forest Hill

Period - From 01/04/2026

to 30/06/2026

Source REIV

Comparable property sales (*Delete A or B below as applicable)

~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	136 Mount Pleasant Rd FOREST HILL 3131	\$1,290,000	20/06/2026
2			
3			

OR

~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

08/07/2026 09:55

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Indicative Selling Price

\$1,300,000 - \$1,400,000

Median Unit Price

June quarter 2026: \$912,800



 3  2  2

Property Type: Townhouse

Land Size: 284 sqm approx

Agent Comments

Comparable Properties



136 Mount Pleasant Rd FOREST HILL 3131 (REI)

Agent Comments

 3  2  2

Price: \$1,290,000

Method: Auction Sale

Date: 20/06/2026

Property Type: House

Land Size: 341 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Account - Jellis Craig | P: (03) 9908 5700